

MEMORANDUM

October 14, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney

SUBJECT: BOARD OF APPEAL REFERRALS

Petition No. Z-2265
Prudential Insurance Company
146 Tremont Street, Boston

Petitioner seeks a conditional use permit to occupy additional floor area as a restaurant in a general business (B-10) district. The proposal would violate the code as follows:

Section 8-7. Sale of food or drink is conditional in a B-10 district.

The property, located on Tremont Street between Temple and West Streets, contains a two story masonry structure. It is proposed to utilize existing unoccupied area on the second floor as a dining facility to supplement the existing restaurant (McDonalds) on the ground floor. Accommodations for 58 persons would be provided. The proposal would relieve existing congestion at street level and provide a more efficient service. Recommend approval.

VOTED: That in connection with Petition No. Z-2265, brought by Prudential Insurance Company, 146 Tremont Street, Boston, for a conditional use permit to occupy additional floor area as a restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends approval. The proposal would relieve existing congestion at street level and provide more efficient service.



Z-2265
146 TREMONT ST.
(B.P.)

Board of Appeal Referrals 10/14/71

Petition No. Z-2270
Masons-Bricklayers Union Local #3
550 Medford Street, Charlestown

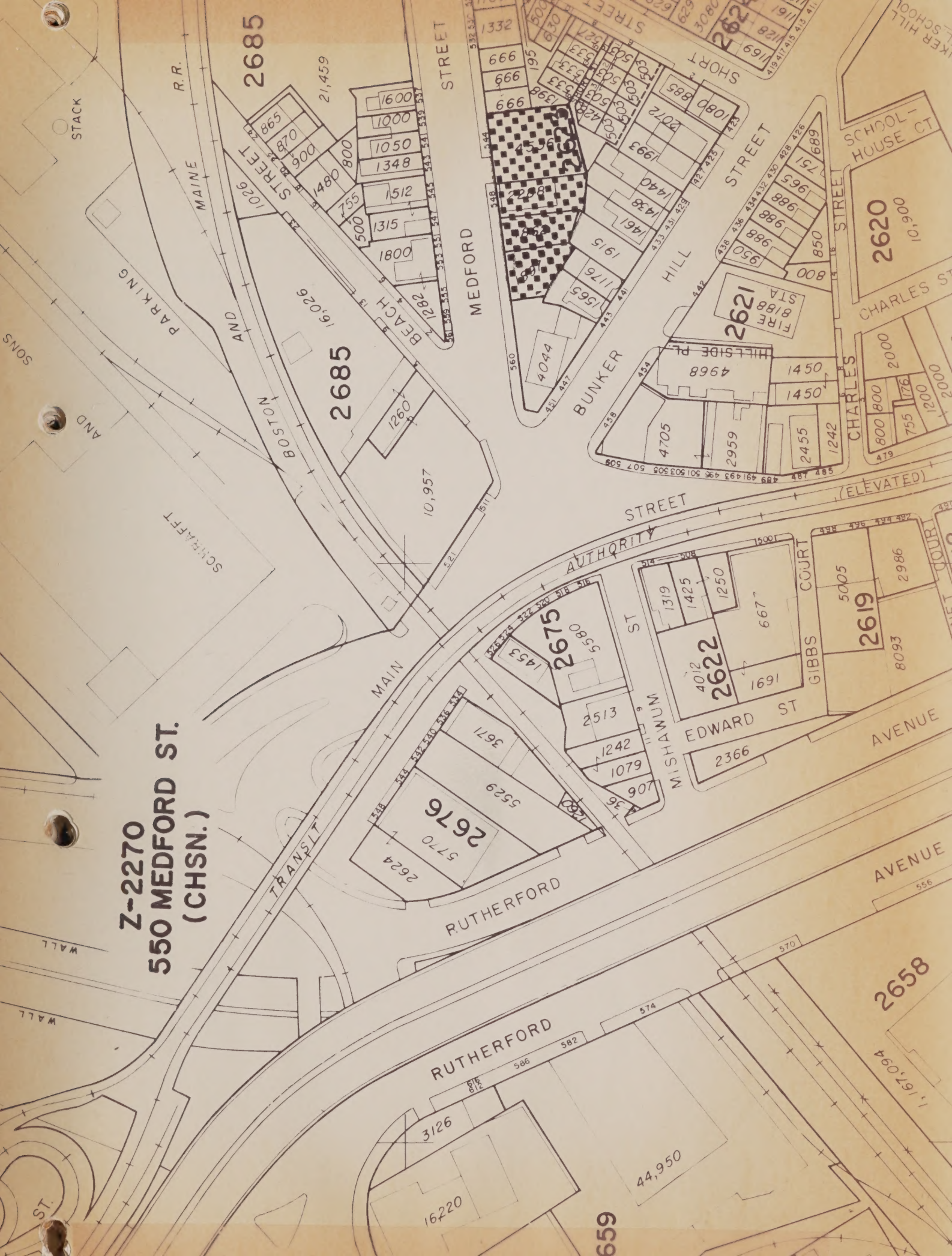
Petitioner seeks two variances to erect a two story hall and office building in a general business (B-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient	10 ft.	1 ft.
Section 23-7. Off street parking is insufficient	19 spaces	8 spaces

The property, located on Medford Street near the intersection of Parker Hill Street at Sullivan Square, contains 16,700 square feet of vacant land. The two story brick structure would provide office space and a place of assembly for union members. The site would be suitably landscaped. There is no objection to the use, however, the staff recommends that the petitioner acquire or lease space in the nearby area to provide the required off street parking and that building plans be submitted to the Authority for design review. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2270, brought by Masons-Bricklayers Union Local #3, 550 Medford Street, Charlestown, for two variances to erect a two story hall and office building in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided that space be acquired or leased in the nearby area to supply the required off street parking and that building plans be submitted to the Authority for design review.

Z-2270
550 MEDFORD ST.
(CHSN.)



Board of Appeal Referrals 10/14/71

Petition No. Z-2273
Boston Sausage & Provision Co.
415 Commercial Street, Boston

Petitioner seeks an extension of a non conforming use to erect a two story steel frame addition to a meat processing plant in a light manufacturing (M-2) district. The proposal would violate the code as follows:

Section 9-1. The extension of a non conforming use requires a Board of Appeal hearing.

The property, located on Commercial Street at the intersection of Hanover Street in the Waterfront Urban Renewal Project, contains a four story meat processing plant. It is proposed to erect a light steel frame structure to enclose a tramrail from the existing street level loading platform to a new door opening in the second floor. Roof and sidewalls of the structure would be enclosed with corrugated plastic and galvanized corrugated steel. The proposal would not be contrary to the objectives of the Waterfront Urban Renewal Plan.
Recommend approval.

VOTED: That in connection with Petition No. Z-2273, brought Boston Sausage and Provision Co., 415 Commercial Street, Boston in the Waterfront Urban Renewal Area, for an extension of a non conforming use to erect a two story steel frame addition to a meat processing plant in a light manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. The proposal would not be contrary to the objectives of the Waterfront Urban Renewal Plan.

215,512

35,34

4700

8156

COMMERCIAL

U S COAST GUARD

20,924

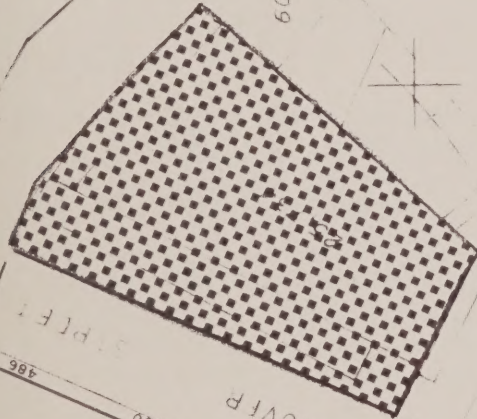
BASE

10,329

HANOVER

STREET

60,100



WHARF

199,366

BATTERY

1439

FIRE STATION NO. 31

45,111

STREET

STREET

NORTH STACK

POWER HOUSE

Z-2273

415 COMMERCIAL ST.
(B.P.)

HANOVER

BATTERY

2105 1562 4847

STREET

372 366 286

1118 1562

886 1941

887 867

884 1220

287 1034

1034 1034

1034 1034

1034 1034

1034 1034

1034 1034

1034 1034

1034 1034

1034 1034

1034 1034

1034 1034

1034 1034

1034 1034

1034 1034

1034 1034

1034 1034

1034 1034

Petition No. Z-2275
Katherine Olafson
76-78 Linden Street, Allston

Petitioner seeks a forbidden use permit and a variance to legalize the occupancy of a four family apartment dwelling in a residential (R-.8) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families, and not meeting the requirements of lot area is forbidden in an R-.8 district.		
Section 14-2. Lot area for additional dwelling is insufficient	1500sf/du	333sf/du

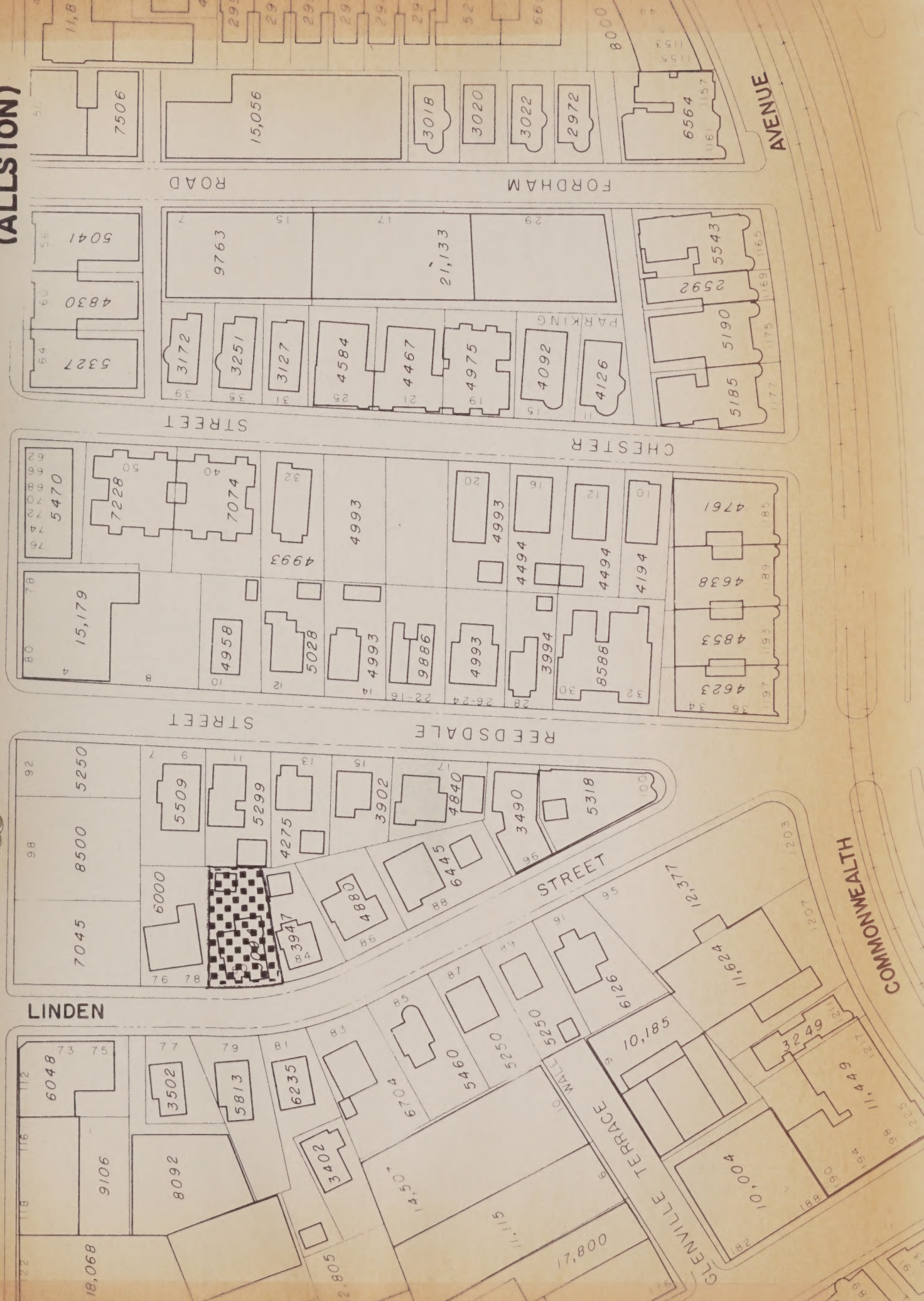
The property, located on Linden Street near the intersection of Brighton Avenue, contains a 2½ story frame dwelling. The neighborhood is multi family oriented. The petitioner's structure is large and suitable for the four family occupancy which has existed for many years. Heating and wiring facilities would also be improved.
Recommend approval.

VOTED: That in connection with Petition No. Z-2275, brought by Katherine Olafson, 76-78 Linden Street, Allston, for a forbidden use permit and a variance to legalize the occupancy of a four family apartment dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The neighborhood is multi family oriented. The structure is large and suitable for the four family occupancy which has existed for many years.

AVENUE

Z-2275

76-78 LINDEN ST.
(ALLSTON)



Board of Appeal Referrals 10/14/71

Petition No. Z-2276
Liberty Market
174 Border Street, East Boston

Petitioner seeks a conditional use permit to erect a two story gas station, car wash and office building in a waterfront (W-2) district. The proposal would violate the code as follows:

Section 8-7. A car wash is conditional in a W-2 district.

The property, located on Border Street at Central Square, contains approximately 8000 square feet of land. This area is presently under study for reuse by the BRA, East Boston Community Development Corporation and East Boston Land Use Committee. Preliminary plans include residential use, community facilities and open space. The car wash facility is in conflict with these plans. In addition the proposed East Boston Residential development would be adjacent to the site. Conditions required for approval of a conditional use under Section 6-3 of the code have not been satisfied. Recommend denial.

VOTED: That in connection with Petition No. Z-2276, brought by Liberty Market, 174 Border Street, East Boston, for a conditional use permit to erect a two story gas station, car wash and office building in a Waterfront (W-2) district, the Boston Redevelopment Authority recommends denial. The proposed car wash is located on the water side of Border Street in an area presently under study for reuse by the BRA, East Boston Community Development Corporation and East Boston Land Use Committee. Preliminary plans include residential use, community facilities and open space. The proposal is in conflict with these plans. In addition the proposed East Boston residential development would be adjacent to the site. Conditions required for approval of a conditional use under Dection 6-3 of the code have not been satisfied.

SARATOGA
1947
1495N

ALSO KNOWN AS WILLIAM C. KELLY

SQUARE

SQUARE

LINE

.40 HV-1
△
1676

BULKHEAD

STREET

STREET

BORDER

LIVERPOOL

MERIDIAN

4400 FIRST
PRESBYTERIAN
CHURCH

Board of Appeal Referrals 10/14/71

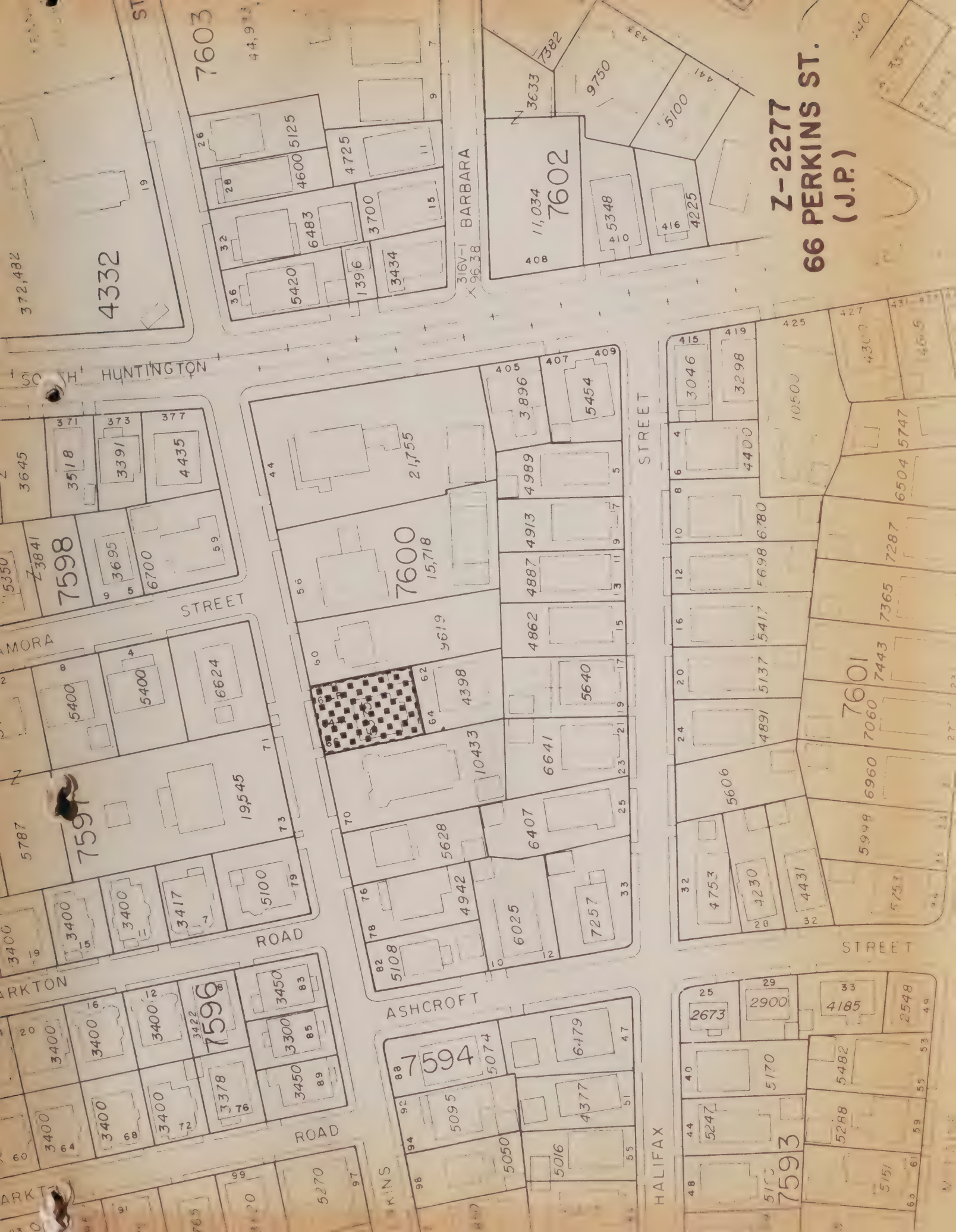
Petition No. Z-2277
Costas & Areti Jeas
66 Perkins Street, Jamaica Plain

Petitioner seeks a forbidden use permit and four variances to legalize an existing three family occupancy in a residential district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A three family dwelling is forbidden in an R-.5 District.		
Section 14-1. Lot area is insufficient	2 acres	5375 sf
Section 14-3. Lot width is insufficient	200 ft.	60 ft.
Section 14-4. Street frontage is insufficient	200 ft.	60 ft.
Section 17-1. Open space is insufficient	1000 sf/du	0

The property, located on Perkins Street near the intersection of South Huntington Avenue, contains a three story frame dwelling. The three family occupancy is existing and consistent with other large homes in the surrounding neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2277, brought by Costas & Areti Jeas, 66 Perkins Street, Jamaica Plain, for a forbidden use permit and four variances to legalize an existing three family occupancy in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The three family occupancy is existing and consistent with other large homes in the surrounding neighborhood,



Z-2277
66 PERKINS ST.
(J.P.)

Board of Appeal Referrals 10/14/71

Petition No. Z-2278
Joseph E. Coppola
25 Parker Hill Avenue, Roxbury

Petitioner seeks six variances to erect a 2½ story lodging house in an apartment (H-1) district. The proposal would violate the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 14-1.	Lot area is insufficient	5000 sf	3000 sf
Section 14-2.	Lot area for additional dwelling unit is insufficient	1000 sf	0
Section 14-3.	Lot width is insufficient	50 ft.	38 ft.
Section 14-4.	Street frontage is insufficient	50 ft.	38 ft.
Section 15-1.	Floor area ratio is excessive	1.0	1.4
Section 23-1.	Off street parking is insufficient	5 spaces	0

The property, located on Parker Hill Avenue opposite the intersection of Hillside Street, contains 3000 square feet of vacant land. The lot is too small for the structure proposed. Transient occupancy is not appropriate in this neighborhood. Traffic accommodation, accessibility and parking arrangements are totally inadequate on Parker Hill. The lodging facility, with its lack of sufficient off street parking, would be contrary to the objective of improving traffic and parking conditions in the area. Recommend denial.

VOTED: That in connection with Petition No. Z-2278, brought by Joseph E. Coppola, 25 Parker Hill Avenue, Roxbury, for six variances to erect a 2½ story lodging house in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The lot is too small for the structure proposed. Transient occupancy is not appropriate in this neighborhood. Traffic accommodation, accessibility and parking arrangements are totally inadequate on Parker Hill. The lodging facility, with its lack of sufficient off street parking, would be contrary to the objective of improving traffic and parking conditions in the area.

AVENUE

AVENUE

SHEPHERD AVE

STREET

COPENGER ST

PARKER HILL TER

PARKER HILL

HILLSIDE

**Z-2278
25 PARKER HILL AVE.
(ROX.).**

PARKER HILL PLACE

PARKER HILL
MEDICAL CENTER

77,000

22,069

3520

2852

3729

3000

3000

3000

2800

3200

3369

3195

18,169

33,193

32,222

61

47,771

4347

6222

5428

5214

17,829

5764

6665

5000

6778

196

194

192

190

4000

4125

4125

2850

1900

7151

5736

4117

514

1715

1715

1715

1715

1715

1715

1715

1715

1715

1715

1715

1715

1715

1715

4362

23,112

3036

3777

9235

4962

6030

5654

4385

5158

205

3000

2012

207

203

200

20

20

20

20

20

20

20

20

20

20

20

20

20

20

20

20

20

20

20

20

20

20

20

20

Board of Appeal Referrals 10/14/71

Petition No. Z-2279
Edward W. Jay
1466 Blue Hill Avenue, Mattapan

Petitioner seeks a conditional use permit and a variance to erect a one story gas service station and a car wash in a local business (L-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A gas service station and car wash are conditional in an L-.5 district.		
Section 18-1. Front yard is insufficient	15 ft.	10 ft.

The property, located on Blue Hill Avenue opposite the intersection of Culbert Street, contains 12,356 square feet of land. The site has been utilized for the sale of used cars. The staff has no objection to the proposed facility provided that design, access and landscaping conform with the Board of Appeal Guidelines for Automobile Service Station Construction. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2279, brought by Edward W. Jay, 1466 Blue Hill Avenue, Mattapan, for a conditional use permit and a variance to erect a gas service station and car wash in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided that design, access and landscaping conform with the Board of Appeal Guidelines for Automobile Service Station Construction.



Z-2279
1466 BLUE HILL AVE.
(MATTAPAN)

Board of Appeal Referrals 10/14/71

Petitions Nos. Z-2280-2286
Hugh P. Kelly et al, Trustees of
Cottage Brook Associates
624 Dudley Street, 8-10-12-20
Magnolia Street, 11-18 West
Cottage Street, Roxbury

Petitioner seeks seven forbidden use permits and seven variances for a change of occupancy in each of six buildings from one to two families and in one building from three families and store to four families in an apartment (H-1) and general business (B-1) district. The proposals would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families and not meeting the requirements of lot area is forbidden in H-1 and B-1 districts.		
Section 14-2. Lot area for additional dwelling unit is not provided	1500 sf/du	0

The properties are located on three streets in the Model Cities area. Work is to be financed under FHA Section 236. Building permits have already been issued to completely rehabilitate the structures. Additional housing units are desirable and much needed in the area. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2280-2286, brought by Hugh P. Kelly et al, Trustees of Cottage Brook Associates, 624 Dudley Street, 8-10-12-20 Magnolia Street, 11-18 West Cottage Street, Roxbury, in the Model Cities area, for seven forbidden use permits and seven variances for a change of occupancy in each of six buildings from one to two families and in one building from three families and store to four families, in an apartment (H-1) and general business (B-1) district, the Boston Redevelopment Authority recommends approval. Building permits have already been issued to completely rehabilitate the structures. Additional housing units are desirable and much needed in the area.



MARY A. HANNON PLAYGROUND
Z-2280-86
624 DUDLEY ST.
(ROX.)

Board of Appeal Referrals 10/14/71

Petition No. Z-2287
Francis Vazza - River Realty Trust
116 River Street, Mattapan

Petitioner seeks a forbidden use permit and four variances for a change of occupancy from 32 to 36 apartments in a residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting the requirements of lot area, open space and off street parking is forbidden in an R-.5 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient	3000 sf/du	0
Section 15-1. Floor area ratio is excessive	0.5	1.2
Section 17-1. Open space is insufficient	1000 sf/du	261 sf/du
Section 23-1. Off street parking is insufficient	4 spaces	0

The property, located on River Street opposite the intersection of Idaho Street, contains a four story and basement apartment dwelling. It is proposed to locate four additional units in the basement of the structure. These units appear to have already been constructed. The staff has no objection provided that four off street parking facilities are supplied. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2287, brought by Francis Vazza, River Realty Trust, 116 River Street, Mattapan, for a forbidden use permit and four variances for a change of occupancy from 32 to 36 apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided that four off street parking facilities are supplied.



Z-2287
116 RIVER ST.
(MATTAPAN)

Petitions Nos. Z-2290-2291
Roman Catholic Archdiocese of Boston
Hawthorne House, Inc. (Lessee)
9 Fulda Street & 184 Highland Street,
Roxbury

Petitioner seeks two conditional use permits for a change of occupancy from a convent to a community center and from an orphanage and chapel to day care center, classrooms, school cafeteria, offices and auditorium in a residential (R-.8) district. The proposal would violate the code as follows:

9 Fulda Street

Section 8-7. A community center is conditional in an R-.8 district.

184 Highland Street

Section 8-7. A day care center is conditional in an R-.8 district.

The property, located on Fulda and Highland Streets, contains the St. Francis Home - Orphanage and convent buildings. The orphanage would become a day care center, approved by Health and Hospitals Department, with accommodations for 60 children. The convent would be converted to a community center for teenagers. Hawthorne House, a charitable organization presently leasing the property, would operate these facilities. Substantial alterations would be undertaken to improve the property and provide efficient operation. Off street parking facilities (19) would be supplied on the premises. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2290-2291, brought by Roman Catholic Archdiocese of Boston, 9 Fulda Street and 184 Highland Street, Roxbury, in the Model Cities area, for two conditional use permits for a change of occupancy from a convent to a community center and from an orphanage and chapel to day care center, classrooms, school cafeteria, offices and auditorium in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The facilities are essential and would become an integral part of the community. Substantial alterations would be performed to improved the property and provide efficient operation. Appropriate off street parking would be supplied. The Day Care Center has been approved by Health and Hospitals Department.

Z-2290-
9 FULDA ST.
184 HIGHLAND ST.
(ROX.)



Board of Appeal Referrals 10/14/71

Petition No. Z-2292
Sidney E. & Elaine Shuman
1579 Columbus Avenue, Roxbury

Petitioner seeks a variance to erect a one story addition to a repair shop garage in a light manufacturing (M-1) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient	20 ft.	7 ft.

The property, located between Columbus Avenue and Amory Street contains a one story auto repair shop garage. The 38' x 70' extension would be attached to the rear of the existing steel structure. The front yard violation would not have a significant effect on adjacent commercial properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2292, brought by Sidney E. & Elaine Shuman, 1579 Columbus Avenue, Roxbury, in the Model Cities area, for a variance to erect a one story addition to a repair shop garage in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. The front yard violation would not have a significant affect on adjacent commercial properties.



Z-2280-86
11-18 WEST COTTAGE ST.
(ROX.)



Z-2280-86
8-10-12-20 MAGNOLIA ST.
(ROX.)

Petition No. Z-2293
Josephine Mutti
294-296 North & 45 Fleet Streets,
North End

Petitioner seeks a forbidden use permit and a variance for a change of occupancy from eight apartments and a store to ten apartments in an apartment (H-3) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and not meeting the requirements of open space is forbidden in an H-3 district.		
Section 17-1. Open space is insufficient	100 sf/du	0

The property, located on North Street at the intersection of Fleet Street, contains a five story brick structure. The additional apartment units will replace a vacant store, improved the appearance of the property and enhance the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-2293, brought by Josephine Mutti, 294-296 North & 45 Fleet Streets, North End, for a forbidden use permit and a variance for a change of occupancy from eight apartments and a store to ten apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. The additional apartment units would replace a vacant store, improve the property and enhance the neighborhood.

Z-2297
294-296 NORTH ST.
(B.P.)



Board of Appeal Referrals 10/14/71

Petition No. Z-2294
Avco Corporation
Avco Printing Division
188 Geneva Avenue, Dorchester

Petitioner seeks a conditional use permit to increase the capacity of a daycare center within a printing plant and office building from 75 to 165 children. The site is located in a light manufacturing (M-1) district. The proposal would violate the code as follows:

Section 8-6. The extension of a pre-existing conditional use requires a Board of Appeal hearing.

The property, located on Geneva Avenue near the intersection of Beechwood Street, contains a two story masonry structure. It is proposed to provide accommodations for an additional 90 children in the day nursery presently existing within the plant. Total accommodations would number 165. Alterations would provide new facilities for efficient operation and provide care of the children. An additional 6300 square foot fenced play area would also be constructed. Proposal has been reviewed and approved by City Health and Hospitals Department. Recommend approval.

VOTED: That in connection with Petition No. Z-2294, brought by Avco Corporation, Avco Printing Division, 188 Geneva Avenue, Dorchester, for a conditional use permit to increase the capacity of the existing day care center from 75 to 165 children in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. The day care nursery provides a vital family service to employees and to the general community and has been reviewed and approved by Health and Hospitals Department.

Petition No. Z-2295
Guerino Federico
175 Poplar Street, Roslindale

Petitioner seeks a forbidden use permit and eight variances to erect a four story 45 unit apartment dwelling in a residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A multi family dwelling is forbidden in an R-.5 district.	
Section 10-1.	Parking not allowed in front yard nor within five feet of side lot line.	
Section 14-1.	Lot area is insufficient	2 acres 38,000 sf
Section 14-2.	Lot area for additional dwelling unit is insufficient	3000 sf/du 0
Section 14-3.	Lot width is insufficient	200 ft. 193 ft.
Section 15-1.	Floor area ratio is excessive	0.5 1.4
Section 16-1.	Height of building is excessive	2 stories 4 stories
Section 17-1.	Open space is insufficient	1000 sf/du 102 sf/du
Section 19-1.	Side yard is insufficient	10 ft. 1 ft.

The property, located on Poplar Street at the intersection of Augustus Avenue, contains a two story frame dwelling. The proposed 45 unit apartment dwelling would not conform with the nature of the surrounding two family area. The structure would be constructed too closely to lot lines on all sides; the site would be considerably deficient of open space. The poorly designed parking facilities would create serious internal circulation problems. Recommend denial.

VOTED: That in connection with Petition No. Z-2295, brought by Guerino Federico, 175 Poplar Street, Roslindale, for a forbidden use permit and eight variances to erect a four story 45 unit apartment building in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The proposed 45 unit apartment dwelling would not conform with the nature of the surrounding two family area. The structure would be constructed too closely to lot lines on all sides; the site would be considerably deficient of open space. The poorly designed parking facilities would create serious internal circulation problems.



Z-2295
175 POPLAR ST.
(ROSLINDALE)

Petition No.Z-2297
Franchi Development Trust
154-170 Commonwealth Avenue, Boston

Petitioner seeks four forbidden use permits and four variances for a change of occupancy from a hotel to 124 apartments, restaurants, lounge, retail stores, sidewalk cafe and supper club in an apartment (H-5-70) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Retail stores are forbidden in an H-5 district.		
Section 8-7. A restaurant is forbidden in an H-5 district.		
Section 8-7. A restaurant with entertainment is forbidden in an H-5 district.		
Section 8-7. A sidewalk cafe is forbidden in an H-5 district.		
Section 17-1. Open space is insufficient	50 sf/du	5 sf/du
Section 18-1. Front yard is insufficient (Commonwealth Avenue)	20 ft.	0
Section 18-4. Front yard is insufficient (Dartmouth Street)	10 ft.	0
Section 23-1. Off street parking is insufficient	80 spaces	0

The property, located on Commonwealth Avenue at the intersection of Dartmouth Street, contains the eight story former Hotel Vendome. It is proposed to renovate the former hotel rooms on floors 2-7 to create 124 residential apartment units; renovate the street floor and basement to create an indoor shopping mall containing approximately 20-25 specialty stores, restaurant, cocktail lounge and a cafe with indoor and outdoor dining facilities. The cafe would be situated in the lower level (one floor below street) of the mall and accommodate approximately 150 persons; the street level restaurant would contain accommodations for approximately 200-250 persons. The renovations would be consistent with the architectural qualities of the building and the area. The Back Bay Architectural Commission has already approved the proposal. Recommend approval.

VOTED: That in connection with Petition No. Z-2297, brought by Franchi Development Trust, 154-170 Commonwealth Avenue, Boston, for four forbidden use permits and four variances for a change of occupancy from a hotel to 124 apartments, restaurants, lounge, retail stores, sidewalk cafe and supper club in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends approval. The deteriorating structure would be made viable. The renovations would be consistent with the architectural qualities of the building and the area. The Back Bay Architectural Commission has approved the proposal.

[illegible]

Board of Appeal Referrals 10/14/71

Petition No. Z-2298

Anthony J. Yebba

25 Orleans Street, East Boston

Petitioner seeks a conditional use permit for a change of occupancy from a retail store to a repair shop garage in a local business (L-1) district. The proposal would violate the code as follows:

Section 8-7. A repair shop garage is conditional in a local business (L-1) district.

The property, located on Orleans Street at the intersection of Western Street, contains a one story concrete block structure. The repair shop garage is existing. The staff recommends the following proviso: that repair work be limited to minor repairs on passenger cars only; that no body work or painting be allowed; that no work be conducted after 6:00 p.m. Monday through Saturday and no work whatsoever on Sundays; that no storage of goods or debris be allowed outside the building; that the parking area be utilized solely by the occupants of the building; that the site be screened from the residence in the rear by a fence or suitable planting. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2298, brought by Anthony J. Yebba, 25 Orleans Street, East Boston, for a conditional use permit for a change of occupancy from a retail store to a repair shop garage in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that repair work be limited to minor repairs on passenger cars only; that no body work or painting be allowed; that no work be conducted after 6:00 p.m. Monday through Saturday and no work whatsoever on Sundays; that no storage of goods or debris be allowed outside the building; that the parking area be utilized solely by the occupants of the building; that the site be screened from the residence in the rear by a fence or suitable planting.

